

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>03-059</u>	<u>ROCKY CREEK VILLAGE, INC.</u>
<u>05-194</u>	<u>WYNNE BLDG. CORP. & BMS KENDALL L. L. C.</u>
<u>05-258</u>	<u>IVES LEON</u>

APPLICANT: ROCKY CREEK VILLAGE, INC.

- (1) SPECIAL EXCEPTION to permit a riding academy.
- (2) Applicant is requesting to permit a site with 2.43 gross acres (5 gross acres required)
- (3) SPECIAL EXCEPTION of spacing requirements to permit 3 horse stables within 250' of residences under different ownership (not permitted).
- (4) Applicant is requesting to permit a wooden roofed accessory structure in front of the residence (not permitted) and to setback 23' (75' required) from the front (south) property line.
- (5) Applicant is requesting to permit a spacing of 3' (20' required) between the guesthouse and utility building and 9.4' between the guesthouse and the stable (20' spacing required).
- (6) Applicant is requesting to permit the stable setback 9.3' (20' required) from the interior side (east) property line.
- (7) Applicant is requesting to permit an accessory structure setback 4.2' from the interior side (west) property line (20' required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #4 - #7 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Sketch," as prepared by Phil Ward and dated 7/26/05. Plan may be modified at public hearing.

SUBJECT PROPERTY: The east ½ of Tract 132 and the west ½ of Tract 133 of BIRD ROAD FARMSITES, Plat book 46, page 3.

LOCATION: 12445 S.W. 46 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.43 Acres

PRESENT ZONING: AU (Agricultural – Residential)

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HEARING NO. 05-11-CZ11-2 (05-194)

36-54-39
Council Area 11
Comm. Dist. 10

APPLICANTS: WYNNE BLDG. CORP. & BMS KENDALL L. L. C.

- (1) Applicant is requesting to permit 2 wall signs totaling 126.6 sq. ft. on the east wall of a hotel (73.2 sq. ft. permitted).
- (2) Applicant is requesting to permit 4 signs (3 permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of these request may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Best Western Hotel," as prepared by Isaac Sklar Associates, Inc., consisting of 3 sheets and a sketch of sign detail, preparer unknown and all dated stamped received 11/18/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ in Section 36, Township 54 South, Range 39 East.

LOCATION: Lying on the Southwest corner of S.W. 124 Avenue and theoretical S.W. 85 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.64 Net Acres

PRESENT ZONING: IU-1 (Industry – Light)
BU-3 (Business – Liberal)

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APPLICANT: IVES LEON

- (1) Applicant is requesting to permit a covered terrace setback 10' (25' required/20' previously approved) from the rear (east) property line.
- (2) Applicant is requesting to permit lot coverage of 48.9% (40% permitted/48% previously approved).
- (3) Applicant is requesting to permit a spa setback 3.5' (7.5' required) from the rear (east) property line and setback 7' (10' required) from the interior side (north) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Covered Terrace," as prepared by Cesar M. Cano, Architect, consisting of 1 sheet and a plan entitled "San Denis Estates," as prepared by Felix Pardo & Assoc., consisting of 1 sheet and both dated stamped received 9/23/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 7, Block 5, SAN DENIS ESTATES, Plat book 153, Page 31.

LOCATION: 6857 S.W. 158 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' x 100'

PRESENT ZONING: RU-1M(a) Modified Single-Family 5,000 sq. ft. net)

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